

A JOINT LETTER ADDRESSING ANMORE'S DESIGNATION CHANGE TO URBAN FROM RURAL

Village of Anmore
City Council
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Councillors;

Please be advised of our STRONG OBJECTIONS regarding the Council's aggressive agenda, especially during the Coronavirus Covid-19 pandemic to slide and rush through to the urban designation in Anmore. Here are the objections to the urban designation change as follows:

1. Nightmarish traffic congestion for Anmore, Belcarra and Port Moody loco Road residents

Urban designation is the gateway to multi-family high density, designated affordable housing and subsidized housing projects, office space, and commercial zoning in Anmore. The "Burrard Commons" development proposal previously submitted was for only one of the three 50 acres parcels of land. In their submission, it called for 1400-1600 residential units – on only one parcel of land. Our roads will see an invasion of vehicles numbering in the thousands from just this one parcel of land. Note, the road and access issue should be the first issue solved. It appears that from the "Burrard Commons" proposal, there is no solution. Mayor, are you suggesting the road goes through Bert Flinn park? What is the overall plan? Anmore residents are not going to blindly trust corporate owners who are not personally invested in the Village of Anmore. There is a lack of a balanced approach in this matter.

2. Fire and Police Safety

With overly congested roads, all Anmore, Belcarra and loco Road residents will be victim to hampered access and road over capacities from fire and emergency services. The Council will be held responsible and is playing a very dangerous and high-risk game in the event of deaths due to delayed emergency responses. The increased density on our roads endangers the lives of Anmore, Belcarra, and Port Moody's loco Road residents.

3. Crime Upsurge

Influx of population without our own Police Station and crime prevention force puts Anmore and Belcarra residents at much higher risk; Anmore and Belcarra are already becoming targets

for burglaries and robberies. Bringing in thousands of new residents from all walks of life puts an even more noticeable mark on all our homes, another very dangerous and high-risk consideration.

4. Forever Buries Anmore's Prized Tranquility

If the urban designation is approved, Anmore Council has opened Pandora's Box by sacrificing and forever losing its precious serene and tranquil environment to the forces of outside developers. Anmore is Vancouver and the Lower Mainland's bastion to protect and preserve her history woven rural designation, her starlit skies, clean air, beautiful forests including wildlife and noise-free pollution against the pressures of high-density development.

We both say No, to urban reclassification. We want to stay rural.

Best Regards,

A handwritten signature in black ink that reads "Mil Leitch". The signature is written in a cursive, flowing style.

Brad + Mil Leitch

██████████ Crystal Creek Drive

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April 18, 2021

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Best Regards,

Jubin Jalili

Leila Soltani



Rojina Jalili



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Best Regards,

PAUL HALLIDAY



Dawn Halliday



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I say No, to urban reclassification. I want to stay rural.

Best Regards,

Meralce Emoto,

Paul John

ANMORE Residents on Crystal Creek.

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Best Regards,

Sherry Nijmald



Crystal Creek Dr.

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Best Regards,

Krystin Tyssire

[Redacted]

[Redacted] *Crystal Creek Dr*

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April 20, 2021

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Dear Councillors:

Re: A Joint Letter Addressing Anmore's Designation Change To Urban From Rural

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Best Regards,


Gemma Whitehead
[REDACTED] Lanson Crescent, Anmore

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Andrew Simpson
Crystal Creek


Carolyn Simpson


Christopher Simpson

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Best Regards,

PAUL HALLIDAY



Dawn Halliday



From: Neil Lyons
Sent: April 14, 2021 8:11 PM
To: Polly Krier <Polly.Krier@anmore.com>
Subject: Re: South Anmore OCP Amendment

Hi Polly

Thank you for getting back to me and helping me to understand better.

As far as I am concerned, my mind is wide open to hearing all the the pros and cons of the re-designation. From what I am hearing from my neighbors, however, is that they feel that this is rushed and that council may have a hidden agenda. In my own experience having been involved with the Port Moody Neighborhoods 3 and 4 fiasco (which got very nasty), transparency is of key importance when trying to convey a message. I'm sure that Anmore council has good reasons to be considering the proposed land re-designation, but to approach it from a "we gotta get on this before we loose control to outside influences" could be viewed as a fear mongering tactic. This automatically makes the residents suspicious of council's objectives, which is an unfortunate start to such an important decision process. Also, as they say, timing is everything, and unfortunately council's timing during a Covid lockdown is not ideal, to say the least. I viewed the online open house and it's just not the same as a face to face forum. There's a lot to understand. For instance, how does this decision impact the community once we move to zoning? What does this land change mean as far as all the different zoning permutations and combinations that would be available for consideration in the future? What are the envisioned traffic repercussions? What does Port Moody have planned for the Esso lands that lie adjacent to Anmore South? I am sure you would agree that these questions can be dealt with better in a more personal setting than through a computer workshop.

To conclude, I think that our council should take a step back and find a way to deal with the fears (real or unfounded) that the residents have regarding this issue. I would suggest that council take the approach of simply gathering and disseminating information to the residents and take as much time as is necessary to do this right. Perhaps offer some summer outdoor workshops that will bring you face to face with people's concerns? In my last email, I also raised the possibility of Anmore Council taking this to a referendum. Whereas people are suspicious of the motives behind public hearings, referendums are a great way to reduce fear and speculation as well as provide all with the opportunity to have a say.

I know I would love the opportunity to be heard.

I look forward to further discussions.

Best Regards,

Neil Lyons
[REDACTED] Ravenswood Drive
Anmore

-----Original Message-----

From: Neil Lyons

Sent: April 9, 2021 10:08 PM

To: Polly Krier <Polly.Krier@anmore.com>

Subject: South Anmore OCP Amendment

Hi Polly

My name is Neil Lyons and I live at [REDACTED] Ravenswood Drive. I got your email from my daughter Georgia who you know from her Christmas street light up initiative. I have been trying to get up to speed on the OCP Amendment. I have read the OCP and the land use designation change under consideration would appear to be in contradiction to the current Official Community Plan. Notwithstanding the fact that the OCP is a general guideline and subject to being updated from time to time the amendment proposed constitutes a considerable departure from the current vision of the community as outlined in the OCP.

I have a few questions I was hoping you could help with:

- 1) What is the current council's vision for South Anmore? For example have you discussed what type of development Council might ultimately entertain. ie: single family, multifamily, high rise, commercial etc?
- 2) Are the workshops simply a discussion forum or is council planning on proceeding to a public hearing on the proposed change and if so when?
- 3) If council already has an agenda to proceed to first and second reading following the workshops would they be prepared to take a matter of this magnitude to a referendum?

My mind is wide open to positive change but I feel I need to get a better grasp of what's at stake.

Thank you,

Neil

[REDACTED]

Sent from my iPhone

From: Richard Knowles

Sent: April-07-21 7:51 PM

To: Village.hall@anmore.com

Subject: Re: Written Submission regarding OCP Amendment Meeting for public reading in Zoom or open house meeting

To Council and Staff and all Village residents,

Re: Discussion to amend the OCP to change Rural to Urban for Anmore South (formerly 'loco Lands in Anmore')

Hoping all are well and in good health.

A review of the detailed explanation set by Council on the Anmore website clarifying various aspects of the desires of certain Councillors to entertain the idea of changing Rural designation to Urban for the Anmore South region in our Official Community Plan was detailed and explanatory.

It explained the writer's beliefs - whether correct or not - that such a designation change helps Anmore not hurts it.

In this explanation, it was stated (in summary) that any changes for the designation to change Rural RS 1 Acre Zoning - and allowances under that designation - is currently followed closely by other municipalities besides our own. The explanation goes further to explain that Rural designations have guidelines to follow and any changes to such entrenched guidelines requires a majority vote from other affected municipalities outside of our own.

The writer then describes their feeling that such control by others that requires votes from other municipal centres - who by definition have a say over such a magnitude change that would be affected by such changes - somehow denies the right of Anmore to proceed as it sees fit for that area.

So, a statement was put forward by the writer that states the idea that by changing it now - which in future may require a 2/3rds vote of these "other municipalities" for any requested amendments or changes to our Rural zoning rather than the current opportunity to slide it through with just 50% vote required - would give Anmore the freedom to do as it chooses and that such a freedom is a good idea.

However, this has a number of problematic misunderstandings to address to Council to clarify:

- 1) While it may be true that such a move would indeed free up the hands of this or any subsequent Council to have more freedom to allow urban sprawl in the loco Lands, or not as the case may be, that puts far too much control in the hands of the few. Having the requirement and oversight of other municipalities' input that are deeply affected by such magnitude changes ensures an oversight committee of unbiased Rural and Urban municipalities over the few on this or any future Council is a safety valve to ensure that any development in our shared region does not run amok.

Rural 1 Acre Zoning ensures the Village citizenry that no existing or future Council (that can in fact determine all our fates with as little as 3 people voting out of 5 - a majority as it is today) can act with gross malfeasance or self-serving desires. It prevents unprotected access to such freedoms. Rural Zoning rules ensure due regard is given to those neighbouring municipalities that would be deeply affected and ensures a stop gap system of oversight to the process to not be "railroaded" for the benefit of the few.

2) This detailed website writer then stresses that while a change to Urban (from Rural 1 Acre) for Anmore South could still occur in future, the rush to do this now rather than debating it further and , if agreed, doing it later, is solely based on this writer's argument that the regional voting system (done by joint municipalities votes as mentioned in more detail above) will, in future, require a 2/3rds majority of municipalities rather than just 50%.

Rebuttal:

Let us consider the fact there is no formal desire nor plan publicly stated as of yet by Council at any stage to respect the will of the people with even the discussion or requirement for a public vote on the matter of such magnitude. Council/the Mayor would have us entertain the idea that their combined wisdom of 3 to 5 people has superior foresight, intellectual abilities, access to information or intelligence the rest of the proven successful, intelligent, educated and engaged citizenry of Anmore does not. To hand that much control to the few defeats the safety valves built into Rural RS 1 acre Zoning. Having other municipality oversight is a blessing not a curse to those of us as citizens that feel they have little to no control over this or any future Council.

In lieu of the past and current procedural outcomes of many past important debates, I am extremely thankful of the stop gap safety valve in the Rural RS 1 acre Zoning and of the requirement that other related municipalities must also agree and vote a majority on such matters. Rather than just a vote of 3 out of 5 people (and clearly this Council has demonstrated their control and power they wield and no desires to go to the public to vote on matters) forcing our Councils to respect the greater good seems a very sensible and logical idea.

As such, I (and many others in our Village) am very thankful there is a forced oversight over such magnitude decisions by other municipalities under Rural RS 1 Acre Zoning where the citizens have practically none outside of just being "consulted" by Council at their whim.

The idea put forward that oversight and input requirements by other municipalities with Rural Zoning is a negative is nothing short of scare mongering and incorrect. It is and was created as a protective safety valve we absolutely need to keep. The point of this information piece on the website is to appeal to the fear of "lack of control over our destiny" when in fact, what it is really saying, is to hand that control exclusively to a few on Council without the ability to stop any council decisions with larger oversight stop gaps in future.

I cannot see that as wise. It would appear in this light then to be simply foolish to do so.

Rural designation with outside municipal voting safety valves with required reviews and independent oversight was created with the intention in mind to protect against runaway, rogue or corrupted Councils seeking their own wishes be met over the betterment of their citizens. It was set up as the best insurance to curtail a small cadre of individuals in one municipality to make magnitude changes that could affect and destroy the ways of lives of many people in the surrounding region. After all, no Council is forced to send such magnitude decisions to a public vote so what other safety measures exist? You are asking us to have complete faith and trust in you and this Council - forever?

No. It is there for a reason! To prevent the railroading of the process for this or any rural RS 1 acre municipality. It protects the will of the people not denies it. Our Village's Rural atmosphere depends on it as a safety valve.

This writer also compels us to act urgently despite the fact that haste makes waste. Why? They state it is due to their belief that this change is so important and is desired so much that it will be easier to get it through the other municipalities' votes now as it only takes a 50% vote to do it now rather than in future the expectation it will require a 2/3rds vote in future.

Is this a good reason to rush such a major decision? Is this good advice? No, of course, to both questions.

For the same reasons stated above, Rural RS 1 acre Zoning continuing as it is will continue to be the best insurance the citizens of Anmore have to ensure that development of this area will require a compelling and convincing reasoning and a due process by this or any future Council to convince a group of voters in other municipal councils that are educated and engaged on the needs and problems of their people on the regional area to be convinced. Otherwise, if it is changed to Urban, this or any future Council can do whatever they want, whenever they want after the required "public consultation process" without being forced to have their final decisions challenged and defended under public scrutiny review or voted on in any manner until the next major municipal election at which time the damage will be irreversible.

Such freedoms may appear empowering to some on Council, however, the lack of oversight does not fill me with a feeling of self-directed freedom as a municipality, it fills me with a feeling of severe dread in handing over my future to a majority of 3 people who have no desire to put this or any related matters to a public vote and will never be required to in future to any public review process that could or would stop them.

Keep Anmore South Rural RS 1 acre as is. And if the writer believes in him or herself so much that Urban is best, then should it come to pass one day in the future that our Anmore citizens feel a majority the same way, then he or she should not see a problem to convince a majority of other municipalities to vote with this or any future Village Council and the Village's agreed plans. But if it fails to get the required votes in such a future scenario, it will be because it was a bad idea to begin with and there will be a sensible reason brought forward and publicly reviewed to have prevented it.

Our Municipal Neighbours Are Not the Problem to Get Rid of as the Anmore Website Writer states, They Are The Solution! :

This Mayor and some on Council have publicly condemned decisions by our neighbouring municipalities that have curtailed this Council's wishes for development and stymied developers plans for multi-residential and commercial development proposals on neighbouring similar developments (see: Port Moody's decision to deny application by the developers of Anmore South to change Port Moody's OCP to allow for multi residential and commercial development on Port Mody's portion of the loco Lands that they own). That is a shame.

We are a larger community than just Anmore. We are neighbours and we must respect our neighbours even if we disagree with their decisions on the land they own. Rural RS 1 Acre Zone forces healthy engagement and discourse between neighbours to work out negotiated solutions. That is the essential value of Rural designations. To check your ego at the door as it were.

So, I will thank God for control safety valve mechanisms like those built into the Rural Designation. It seems to have worked for Anmore so far and I believe our future is as a residential satellite community to larger urban centres like Port Moody and Coquitlam who have the road and infrastructure and space to do this and not to become an urban centre ourselves.

For these reasons and more, I state to all concerned to vote to keep it Rural. We as a community can make it work as Rural within that framework and the Village will have continued security features to protect itself with.

Yours appreciatively,

Richard Knowles, B.Sc., Snr Associate
Resident of Anmore
██████ Sunnyside Rd.
Anmore BC

 Lanson Crescent
Anmore, BC
V3H 4X6

April 19, 2021

Mayor and Council
Village of Anmore
2697 Sunnyside Road, BC
V3H 5G9

Dear Mayor and Council:

Re: Community Engagement Process for Amending the Rural Designation of Anmore South

I would like to go on record that I believe your community engagement process as it relates to amending the rural designation of Anmore South has been significantly flawed from the outset.

Many facets of what Council describes as community engagement for Anmore South can be described as a lecture to residents on what is best for them. For example, citing text from two glossy brochures that were mailed to residents on this topic, we see messaging such as, **“There are a number of misconceptions about the proposed Official Community Plan (OCP) amendment that need to be addressed so that residents are equipped with accurate information when providing input”, “What Residents Need to Know”, “Addressing Misconceptions”, “This isn’t the time to look at limitations – it’s time to expand opportunities” and “Correcting misinformation about Anmore South lands and this amendment”.**

With respect to virtual public workshops and the virtual open house that were conducted by Village staff, the majority of questions posed by residents were unanswered. Almost no detail was provided to important questions concerning transportation, sewer servicing and planned future density, all of which would have critical impacts on remaining Anmore lands. Instead staff, in what I view as being very patronizing, consistently reminded participants of the nuances associated with an Official Community Plan designation change, verses zoning or specific development proposals. I, along with other participants, felt that our questions were extremely relevant and should have been satisfactorily answered in order to provide meaningful feedback on Council’s proposal.

In addition to the above examples, what remains even more disturbing to me is Council’s apparent contradictory approach to their community engagement process. On one breath Council says, **“We Want to Hear From You”** but, when they don’t hear feedback that aligns with their views, the gloves come off and shared public input is criticized.

I have, as well as other Anmore residents, recently been a target of such criticism brought forward from our Mayor. The reasons for our Mayor criticizing my views personally are unknown to me. However, he felt that it was appropriate to disclose details of a private telephone conversation I had with him on the topic of Anmore South. This was done on a social media platform that I do not subscribe to and nor did I give him the permission to do so. Somehow, the Mayor felt my specific comments were worthy of mention by name. This is unacceptable and diminishes the concept of meaningful public engagement. It also attests to an attempt to sway public opinion at a time when Mayor and Council should be carefully listening to its' residents. While I recognize that all feedback given is not always incorporated in Council's decisions, the minimal expectation I had is that the feedback be considered respectfully and with due diligence. This did not happen.

All of this brings me back to the point, "**We Want to Hear From You**". In my view, our Council's words are hollow as they relate to the public engagement process of the Anmore South lands. So too is the engagement process hollow where staff are unable to provide adequate answers directly related to the proposal. And lastly, publicly criticizing residents for having voiced their opinions when they have been asked to do so, seriously erodes meaningful public engagement. I cannot but see the words coming from the glossy brochures, virtual workshops and virtual open house as being totally insincere. How do our residents trust anything from a Council that assigns criticism when public opinions are asked for and then provided?

In closing, I urge Mayor and Council to rethink the necessity of a rushed and undesirable Official Community Plan amendment. There never has been a groundswell of public desire to bring such an amendment to the forefront in the first place. Although it has been communicated that the amendment proposal was a prudent initiative brought forward by our Village planner, I counter this with the real reason why so many, if not all, our residents moved to Anmore in the first place. Further, I strongly suggest that any future community engagement process be conducted in a manner that gives appropriate consideration to feedback provided by participants.

Yours truly,

Ken M. Juvik



From: Andy Hoffer
Sent: April-20-21 11:00 AM
To: Village of Anmore <Village.hall@anmore.com>
Cc: Eny ; Andy Hoffer
Subject: Our feedback on the Anmore South OCP Amendment proposal

from:
Andy and Eny Hoffer
[REDACTED] Strong Road
Anmore, BC

to: Village of Anmore Councillors
2697 Sunnyside Road
Anmore, BC V3H 5G9

20 April 2021

Dear Councillors:

In response to the request for feedback on changing the the Special Study Area designation for "Anmore South" in Anmore's Official Community Plan (OCP):

1. **We are completely opposed to changing the designation of the Special Study Area of Anmore to "Urban".**

2. We support, and ask that you to carefully consider, the multiple excellent and well-expressed reasons posted in **Anmore Conversations** www.facebook.com/groups/AnmoreConversations/ by Holly Koit, Amber Bell, Sarah Juv and so many other concerned Anmore residents.

3. To permanently resolve the uncertainty that the Special Study Area designation has caused, **we propose that the designation of the Special Study Area be changed to "Rural" in the next Anmore OCP.**

Thank you and best regards,

Andy and Eny Hoffer
Anmore residents and committed citizens since 1991.

Re: South Anmore Urban designation proposal.

I am writing to Anmore Council to state that I am against Council pursuing the change to Urban status for Anmore South at this time. I believe that Council and staff have not presented this idea in a fair and unbiased manner and have not given citizens enough time, information or opportunity to make an informed decision.

It appears that our current Council has chosen to run Anmore like a business, complete with branding, a multi-million dollar future sales centre called "The Hub" and now an information package (Anmore South: Defining our Future, our Way) that reads like a sales brochure. As the "client" or "investor" in this scenario the average citizen is being asked to buy into "Urban Anmore" and the sales pitch comes with high pressure to make a decision fast before the opportunity slips away.

The idea to pursue Urban designation for Anmore South did not come from the citizens of Anmore. The current council was not elected with a mandate to pursue this type of change. It did not come from a necessity to meet any growth strategy set out by a higher authority.

It is being presented at a time when, due to a world pandemic, we can only meet in limited online groups to which not everyone has access and where sharing to a broader group such as in a Townhall meeting is not possible.

An Information package provided by the Village uses outdated information (pre-COVID 2013 financial study) to give a one sided sales pitch of a rosy future. It contains no information or even speculation as to the possible downsides of a future Urban designation for Anmore South. It has been left up to citizens to formulate important questions and the answers from Council and staff have been inadequate "we don't know", "no-one has looked into that" or "we can not know that until after we have committed to becoming Urban". These responses leave these fundamental questions unanswered. We are then asked to fill in a biased survey made up of leading questions which will skew any results in favour of urbanization.

Finally, we are told that this decision must be made now, citing possible changes and implying a "now or never" threat which is just not true. The choice to apply for Urban designation will still be there should that change make more sense in the future when infrastructure to support Urban development is possible, which it is not at this time.

Those of us who have chosen to live in this unique area and do not see our home as a business or an investment are asking that our voices be heard. A "rural" Anmore can continue to grow at a pace that is suitable for a small community which has limited access. We will still be a vibrant, viable village without the burden of the pressure of urbanization.

I would like to thank Council and staff for the time and effort that they have invested and do not imply any personal criticism of anyone. However, I ask that Council stop this process until more studies can be done and proper balanced information is available to all Anmore citizens.

Holly Koit
Anmore, B.C.

Jean-Noel and Ingrid Mahy

Crystal Creek drive, Anmore

April 19, 2021.

Re: OCP Consultation – Anmore South.

Dear Mayor John McEwen, and each and all Councilors, Mrs. Polly Krier, Mr. Tim Laidler, Mr. Paul Weverink, Mr. Kim Trowbridge and Administration of the Village of Anmore,

First of all we hope you are all keeping safe and well during this Covid-19 Pandemic.

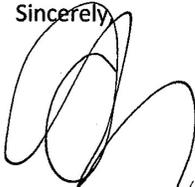
Please be advised of our strong objection to the Village changing the OCP of Anmore South Lands to an urban designation, and the inordinate speed at which it is being done by the Village officials, especially during a pandemic of Covid-19 when adequate democracy cannot realistically take place as in normal times.

Here, as a summary, are some of our main objections:

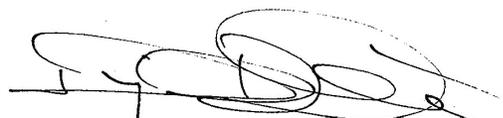
1. Nightmarish traffic congestion in an already restricted traffic system and no real solution at hand yet, despite many attempts,
2. Limited Fire (and water supplies issues with Belcarra), police and ambulance access safety issues. The Village, Mayor and Council will be held accountable for the dangerous and high risk game in the event of failed emergency response,
3. Crime upsurge (also note recent drugs and alcohol parties, arrests and parking conflicts issues as it stands). (thank you by the way to stopping the surge of crime in upper Crystal creek by banning the halfway home there which had brought up gangs and break ins in the area),
4. Last but not least, a threat to the serene and tranquil character of Anmore-South-Lands area and a slippery slope for the rest of Anmore eventually.

We conclude by saying NO to opening the Pandora's Box of Urban reclassification at the Anmore South Lands.

Sincerely,



Jean-Noel Mahy



Ingrid Mahy

April 21, 2021

To Mayor and Council:

We appreciate the opportunity to provide comments on the Village of Anmore's public engagement process. As the new owner of the subject lands, we have a keen interest to work with the Village and the residents of Anmore.

We compliment the Village on moving forward with the OCP update and clarification with Metro Vancouver to remove the ambiguity of a Special Study area designation. This will only provide certainty for all stakeholders, including ourselves, and will place the future direction of the land use in the hands of the Village.

At this point in time, we are not planning to apply for a rezoning application. However, if and when we do apply for a rezoning, we will conduct a thorough community engagement to ensure we are listening to our neighbours, the residents of Anmore.

As is custom when such a rezoning application is made, we would provide third party reports on items including financial impact analysis, environmental impact report, transportation study, commercial needs assessment as well as any other reports the Village requires. In our opinion, to undertake this analysis work now will not provide substantial knowledge for the current OCP decision, as there is no indication on the type of rezoning application. Council has full oversight of any land use through the existing rezoning process, and it would be our intention, if and when we make a rezoning application to deliver independent expert reports as requested by council. This would follow best practices within land development from other local governments throughout Metro Vancouver.

We look forward to participating in upcoming discussions and being a partner in the future of the Village.

Respectfully,

Laurie Schmidt

Laurie Schmidt
Vice President, Development

